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THE  
**MORTGAGE  
LENDER**  
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# BUY TO LET PRODUCT GUIDE

## Range highlights

- New Expat products available
- Maximum loan amount increased to £500,000 for First Time Landlords
- Limited edition 2-year fixed rate 75% LTV products
- 2-year fixed rate 75% LTV product with £0 fee or £2,495 fee
- HMO/MUB, Ex-Pat, and Holiday Let products available
- Loans from £50,000 up to £3,000,000
- Free standard valuations on all products

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## CORE RANGE

| These products are available to Individuals and Limited Companies/LLP |     |                                |                                  | Revert Rate - TML's Buy to Let Base Rate + 3% |                      |                        |                 |  |
|---|-----|--------------------------------|----------------------------------|---|----------------------|------------------------|-----------------|--|
| Product Term  | LTV | Standard Property Initial Rate | Standard Property Completion Fee | Product Version                               | HMO/MUB Initial Rate | HMO/MUB Completion Fee | Product Version | Features/Notes   |
| 5 Year Fixed  | 75% | 4.86%                          | 3.00%                            | v3.26.1                                       | N/A                  | N/A                    | N/A             | Min loan (Non Portfolio) £75,000.<br>Min loan (Portfolio Landlord) £50,000.<br>1 free standard valuation.  |
|   |     | 5.31%                          | £2,495                           | v3.26.1                                       | 5.51%                | £2,495                 | v3.26.1         | Min loan £75,000 - Max loan £500,000.<br>1 free standard valuation.<br>£500 cashback on HMO/MUB product only.  |
|   |     | 5.06%                          | 2.00%                            | v3.26.1                                       | 5.26%                | 2.00%                  | v3.26.1         | Min loan (Non Portfolio) £75,000.<br>Standard Min loan (Portfolio Landlord) £50,000.<br>HMO/MUB Min Loan (Portfolio Landlord) £75,000.<br>1 free standard valuation.<br>£500 cashback on HMO/MUB product only. |
|   |     | 4.51%                          | 5.00%                            | v3.26.1                                       | 4.71%                | 5.00%                  | v3.26.1         | Min loan £75,000.<br>1 free standard valuation.<br>£500 cashback on HMO/MUB product only.  |
|   | 80% | 6.11%                          | £2,495                           | v10.25.1                                      | N/A                  | N/A                    | N/A             | Min loan £100,000 - Max loan £600,000.<br>1 free standard valuation.   |
|   |     | 5.96%                          | 2.00%                            | v10.25.1                                      | N/A                  | N/A                    | N/A             | Min loan £100,000 - Max loan £600,000.<br>1 free standard valuation.   |
| 2 Year Fixed  | 75% | N/A                            | N/A                              | N/A   | 4.69%                | 3.00%                  | v8.25.1         | Min loan (Non Portfolio) £75,000.<br>Standard Min loan (Portfolio Landlord) £50,000.<br>HMO/MUB Min Loan (Portfolio Landlord) £75,000.<br>1 free standard valuation.   |
|   |     | 5.49%                          | £2,495                           | v3.26.1                                       | 5.64%                | £2,495                 | v3.26.1         | Min loan £75,000 - Max loan £500,000.<br>1 free standard valuation.  |
|   |     | N/A                            | N/A                              | N/A   | 3.89%                | 5.00%                  | v8.25.1         | Min loan £75,000.<br>1 free standard valuation.  |
|   |     | 4.64%                          | 3.00%                            | v3.26.1                                       | N/A                  | N/A                    | N/A             | Limited Edition.<br>Min loan (Non Portfolio) £75,000.<br>Min loan (Portfolio Landlord) £50,000.<br>1 free standard valuation.  |
|   |     | 3.64%                          | 5.00%                            | v3.26.1                                       | N/A                  | N/A                    | N/A             | Limited Edition.<br>Min loan (Non Portfolio) £75,000.<br>Min loan (Portfolio Landlord) £50,000.<br>1 free standard valuation.  |
|   | 80% | 6.14%                          | £2,495                           | v8.25.1                                       | N/A                  | N/A                    | N/A             | Min loan £100,000 - Max loan £600,000.<br>1 free standard valuation.   |
|   |     | 5.64%                          | 2.00%                            | v8.25.1                                       | N/A                  | N/A                    | N/A             | Min loan £100,000 - Max loan £600,000.<br>1 free standard valuation.   |

## TRACKER

| These products are available to Individuals and Limited Companies/LLP. |     |                        |                | Revert Rate - Bank of England Base Rate (BBR) + 3%, |  |  |  |  |
|--|-----|------------------------|----------------|---|--|--|--|--|
| Product Term   | LTV | Initial Rate           | Completion Fee | Product Version                                     | Features/Notes   |  |  |  |
| 2 Year Variable  | 75% | 4.94%<br>(BBR + 1.19%) | 2.00%          | v8.25.1   | Available to Individuals and Ltd Companies/LLP. Not available to HMO/MUB.<br>App fee £150.<br>Minimum loan £75,000. Max loan £1,000,000.<br>1 free standard valuation. |  |  |  |

Fixed rate product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 3.75%, will be subject to a floor of 0.75%. Tracker product revert rates are based on Bank of England Base Rate (BBR) plus the product margin. Bank of England Base Rate (BBR) is 3.75% as of the 19/12/2025, and will be subject to a floor of 0.75%.

## FEE SAVER

| These products are available to Individuals and Limited Companies/LLP. |     |                                |                                  | Revert Rate – TML's Buy to Let Base Rate + 3% |                      |                        |                 |   |
|--|-----|--------------------------------|----------------------------------|---|----------------------|------------------------|-----------------|---|
| Product Term   | LTV | Standard Property Initial Rate | Standard Property Completion Fee | Product Version                               | HMO/MUB Initial Rate | HMO/MUB Completion Fee | Product Version | Features/Notes  |
| 5 Year Fixed   | 75% | 5.76%                          | 0.00%                            | v3.26.1                                       | 5.96%                | 0.00%                  | v3.26.1         | Available on Purchase and Remortgage.<br>£0 Application Fee.<br>£0 Telegraphic Transfer Fee.<br>1 free Standard Valuation.<br>£250 cashback. £500 cashback for HMO/MUB properties.                |
|  | 80% | 6.46%                          | 0.00%                            | v8.25.1                                       | N/A                  | N/A                    | N/A             | 75% LTV Min loan £75,000.<br>80% LTV Min loan £100,000 - Max loan £600,000.   |
| 2 Year Fixed   | 75% | 6.09%                          | 0.00%                            | v3.26.1                                       | N/A                  | N/A                    | N/A             | Limited Edition.<br>Available on Purchase and Remortgage.<br>£0 Application Fee.<br>£0 Telegraphic Transfer Fee.<br>1 free Standard Valuation.<br>£250 cashback.<br><br>75% LTV Min loan £75,000. |

## PORTFOLIO MULTI LOAN

| These products are available to Individuals and Limited Companies/LLP. |     |                                |                                  | Revert Rate – TML's Buy to Let Base Rate + 3% |                      |                        |                 |  |
|--|-----|--------------------------------|----------------------------------|---|----------------------|------------------------|-----------------|--|
| Product Term   | LTV | Standard Property Initial Rate | Standard Property Completion Fee | Product Version                               | HMO/MUB Initial Rate | HMO/MUB Completion Fee | Product Version | Features/Notes   |
| 5 Year Fixed   | 75% | 5.06%                          | 2.00%                            | v3.26.1                                       | 5.26%                | 2.00%                  | v3.26.1         | Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time.<br>£0 Application Fee.<br>£30 Telegraphic Transfer Fee.<br>1 free standard valuation.<br>Min loan (Non Portfolio) £75,000.<br>Min loan (Portfolio Landlord) £50,000.<br>£500 cashback on HMO/MUB product only.    |
|  |     | 4.51%                          | 5.00%                            | v3.26.1                                       | N/A                  | N/A                    | N/A             | Limited Edition.<br>Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time.<br>£0 Application Fee.<br>£30 Telegraphic Transfer Fee.<br>1 free standard valuation.<br>Min loan (Non Portfolio) £75,000.<br>Min loan (Portfolio Landlord) £50,000.                          |
|  | 80% | 5.97%                          | 2.00%                            | v8.25.1                                       | N/A                  | N/A                    | N/A             | Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time.<br>£0 Application Fee.<br>£30 Telegraphic Transfer Fee.<br>1 free standard valuation.<br>Min loan £100,000 – Max loan £600,000.   |
| 2 Year Fixed   | 75% | 5.94%                          | 1.75%                            | v3.26.1                                       | N/A                  | N/A                    | N/A             | <b>ExPat only product</b><br><b>Available to Individuals and Ltd Companies/LLP.</b><br>Available to existing TML BTL customers or customers who are submitting 2 or more applications at the same time.<br>£0 application fee<br>£30 telegraphic transfer fee<br>1 free standard valuation<br>Min loan £75,000 - max loan £750,000 |

## EXPAT

Expat applications are subject to additional, enhanced underwriting and further information may be requested to support the application. If any of the applicant's are UK based, the application will be processed as per the additional, enhanced Expat criteria. Please refer to our Expat Buy to Let Criteria Guide for full criteria information. Revert rate: TML's Buy to Let Base Rate + 3.00%.

| Product Term | LTV | Initial Rate | Completion Fee | Product Version | HMO/MUB Initial Rate | HMO/MUB Completion Fee | Product Version | Features/Notes   |
|--------------|-----|--------------|----------------|-----------------|----------------------|------------------------|-----------------|--|
| 5 Year Fixed | 75% | 5.57%        | 1.75%          | v3.26.1         | 5.87%                | 1.75%                  | v8.25.1         | Available to Individuals and Ltd Companies/LLP. Minimum loan £75,000. Max loan £750,000. Minimum ICR 140% on Expat applications. Not available to First Time Landlords. 1 free standard valuation.                           |
|              |     | 5.32%        | 3.00%          | v3.26.1         | N/A                  | N/A                    | N/A             | Available to Individuals and Ltd Companies/LLP. Not available to HMO/MUB. Minimum loan £75,000. Max loan £750,000. Minimum ICR 140% on Expat applications. Not available to First Time Landlords. 1 free standard valuation. |
|              |     | 4.87%        | 5.00%          | v3.26.1         | 5.27%                | 5.00%                  | v3.26.1         | Available to individuals and Ltd companies / LLP. Min loan £75,000 - max loan £750,000 Minimum ICR 140% on Expat applications Not available to first time landlords 1 free standard valuation                                |
| 2 Year Fixed | 75% | 5.89%        | 1.75%          | v3.26.1         | N/A                  | N/A                    | N/A             | Available to Individuals and Ltd Companies/LLP. Not available to HMO/MUB. Minimum loan £75,000. Max loan £750,000. Minimum ICR 140% on Expat applications. Not available to First Time Landlords. 1 free standard valuation. |

## HOLIDAY AND SHORT TERM LETS

| These products are available to Individuals and Limited Companies/LLP. |     |              |                | Revert Rate – TML's Buy to Let Base Rate + 3.00%. |  |  |  |  |
|--|-----|--------------|----------------|---|--|--|--|--|
| Product Term   | LTV | Initial Rate | Completion Fee | Product Version                                   | Features/Notes   |  |  |  |
| 5 Year Fixed   | 75% | 5.69%        | 2.00%          | v3.26.1   | Minimum Loan £75,000. Max loan £1,000,000. Lending based on a sustainable AST rental figure provided by valuer. Available on Purchases & Remortgages. New build properties or Multi-Unit and HMO properties are not acceptable. No Expats. Not available to First Time Landlords. 1 free standard valuation. |  |  |  |
|  |     | 5.09%        | 5.00%          | v3.26.1   | Minimum Loan £75,000. Max loan £1,000,000. Lending based on a sustainable AST rental figure provided by valuer. Available on Purchases & Remortgages. New build properties or Multi-Unit and HMO properties are not acceptable. No Expats. Not available to First Time Landlords. 1 free standard valuation. |  |  |  |
| 2 Year Fixed   | 75% | 5.94%        | 2.00%          | v3.26.1   | Minimum Loan £75,000. Max loan £1,000,000. Lending based on a sustainable AST rental figure provided by valuer. Available on Purchases & Remortgages. New build properties or Multi-Unit and HMO properties are not acceptable. No Expats. Not available to First Time Landlords. 1 free standard valuation. |  |  |  |

Fixed rate product revert rates are based on TML's Buy to Let Base Rate plus the product margin. TML Buy to Let Base Rate, currently 3.75%, will be subject to a floor of 0.75%. Tracker product revert rates are based on Bank of England Base Rate (BBR) plus the product margin. Bank of England Base Rate (BBR) is 3.75% as of the 19/12/2025, and will be subject to a floor of 0.75%.

## KEY CRITERIA

### Fees

| Fees                     | Purchase & Remortgage        |
|--------------------------|------------------------------|
| Completion Fee           | Please refer to product grid |
| Application Fee          | £150 unless stated otherwise |
| Standard Legal Fees      | Variable                     |
| Telegraphic Transfer Fee | Up to £30                    |
| Valuation Fee            | Variable                     |

Other fees may apply. Please refer to the Tariff of Charges for more information.

### Early Repayment Charges

| ERCs                     | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------|--------|--------|--------|--------|--------|
| 5 year products          | 5.00%  | 5.00%  | 4.00%  | 4.00%  | 3.00%  |
| 2 year variable products | 2.00%  | 1.00%  | -      | -      | -      |
| 2 year fixed products    | 3.00%  | 2.00%  | -      | -      | -      |

### Interest Coverage Ratio

| Interest coverage ratio | Standard Individual | Limited Companies/ LLP | HMO/Multi-Unit Blocks | New Build & Flats Above Commercial |
|-------------------------|---------------------|------------------------|-----------------------|------------------------------------|
| Basic Rate Tax Payer    | 125%                | 125%                   | 140%                  | 125%                               |
| Higher Rate Tax Payer   | 140%                | 125%                   | 140%                  | 140%                               |

Interest coverage rate (ICR) test will apply on all cases on an interest only basis. The interest rate used to calculate the ICR test will be:  
 5 or more years fixed rate products: the initial rate.  
 Tracker and 2 year fixed rate products: A nominal rate (currently 5.50%) or the initial rate + 2.00%, whichever is higher.

### Credit Status

All credit profiles are assessed at an individual applicant level.

- CCJs - maximum 1 (max £250) in 36 months, 0 in 12 months. Must be satisfied at time of application.
- Secured arrears - 0 in 12 months, 1 in 24 months
- Unsecured arrears - 0 in 6 months, 1 in 24 months
- Defaults - 0 in 24 months
- Pay day loans - 0 in 6 years
- Bankruptcy/IVA - must be discharged or satisfied for a minimum of 6 years.
- Utility and communications not treated as adverse.

### Loan

- Minimum Loan - £75,000 unless stated otherwise
- Minimum Term - 5 Years
- Maximum Term - 35 Years
- Repayment Types - Capital and Interest, Interest only. Part & Part.

### Maximum Loan and LTV Limits

| Maximum loan and LTV limits (unless limited by product range) | Standard              |                        | Specialist |                   |                                     |                           |
|---|-----------------------|------------------------|------------|-------------------|-------------------------------------|---------------------------|
|   | Standard (Individual) | Limited Companies/ LLP | HMO        | Multi-Unit Blocks | New Builds & Flats above Commercial | Holiday & Short-term lets |
| Maximum Loan Size   | Maximum LTV           |                        |            |                   |                                     |                           |
| £600,000  | 80%                   | 80%                    | N/A        | N/A               | N/A                                 | N/A                       |
| £1,000,000  | 75%                   | 75%                    | 75%        | 75%               | 75%                                 | 75%                       |
| £1,500,000  | 75%                   | 75%                    | 70%        | 70%               | 75%                                 | N/A                       |
| £2,000,000  | 70%                   | 70%                    | 70%*       | 70%               | 70%                                 | N/A                       |
| £3,000,000  | 70%                   | 70%                    | N/A        | 70%               | N/A                                 | N/A                       |

\*For HMOs Max lend from £1.5m to £2m applies to London & South East of England  
 Up to £3,000,000 per single asset exposure with Aggregated exposure limited to £5,000,000.

## Applicants

- Maximum number of applicants: four. In the event that the application is from a Limited Company, details of up to four directors or shareholders as applicants will be required. The applicants must cover a minimum of 75% of total shareholding.
  - Minimum age: 21 years at application.
  - Maximum age: 80 years at application, 95 years at end of term. For any applicants (including any Directors) older than 80 years at the end of the mortgage term there should be a clear succession plan in place.
  - First Time Landlords – At least one applicant or Director must have owned and still own one or more property (residential or Buy to Let) for a minimum of 12 months. Maximum loan amount for First Time Landlords £500,000.
  - Portfolio Landlords – Applicants with 4 or more Buy to Let properties that have a mortgage.
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## Property

- Minimum valuation for HMO/MUB is \*£120,000.
- For converted properties and non-HMO/MUB properties located in London and South East the minimum valuation is \*£120,000.
- Minimum valuation for properties adjacent to commercial: £150,000.
- No maximum valuation.

\*Refer to product and criteria guides as minimum loan amounts may vary by product or property type.

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## Other

- Ex-local authority properties are subject to a maximum 75% LTV.
  - All LTV limits are exclusive of any TML fees that can be added to the loan.
  - The LTV calculation will be based upon the purchase price or the valuation amount, whichever is lower.
  - Loans above the maximum loan size may be considered by TML on a case by case basis.
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## Criteria Summary

- Please refer to our criteria guides for **Buy to Let** for full criteria information.
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**THANKS**  
**FOR LOOKING.**